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MARRIOTT VERNON
ESTATE AGENTS



29A Leslie Park Road, Croydon, CR0 6TN

£1,500 Per month





29A Leslie Park

Croydon, CR0 6TN

Well Presented Two Bedroom First Floor
Maisonette

Modern Interiors and Neutral Finish

Modern Bathroom

Inbuilt Storage

Short Walk to East Croydon Station

Sought After East Croydon Location

Light and Spacious Open Plan
Reception/Kitchen

Private Entrance

Gas Central Heating and Double Glazing

Close to Shops and Amenities

Marriott Vernon welcome this well presented two bedroom first floor maisonette to the market, ideally situated just a short walk from East Croydon station and local amenities. Offering light, well planned accommodation, finished with modern interiors and neutral decor, the property provides the perfect space for a modern lifestyle. Features include a generous open plan reception/modern fitted kitchen, contemporary bathroom, gas central heating, double glazing and private entrance.

The property is superbly located within just a short walk of East Croydon station with superb connections into Central London as well as to Gatwick and the South Coast. The Tramlink service also offers excellent links to Wimbledon and Beckenham.

Tenant Fees

The advertised rent is exclusive of all utility bills. Unless otherwise stated, the tenant will be responsible for the payment of all utilities and outgoings associated with the property, including (where applicable) gas, electricity, water, council tax, broadband, TV licence, and any other service charges or subscriptions.

Holding Deposit: £346.15 (equivalent to one week's rent).

Security Deposit: £1,730.76 (equivalent to five weeks' rent).

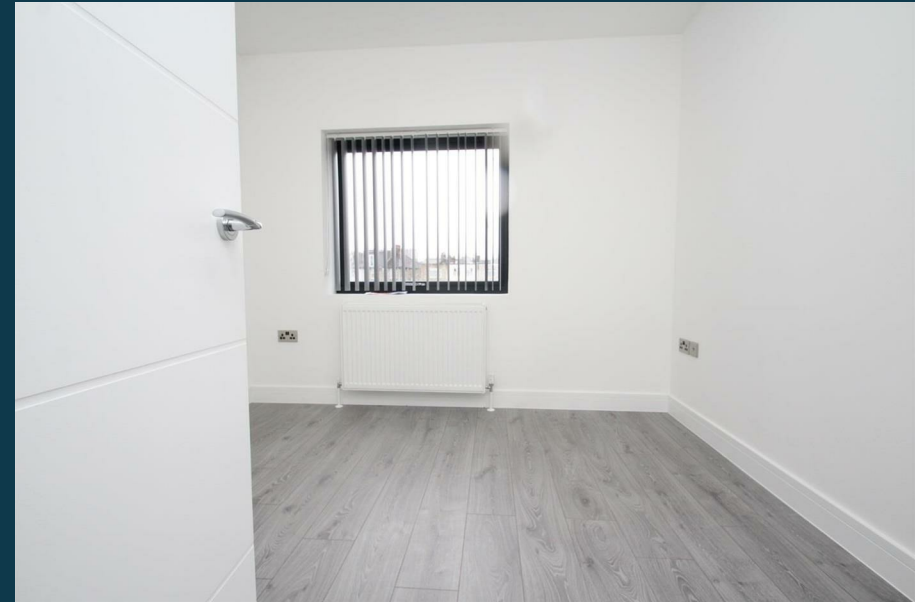
Permitted payments under the Tenant Fees Act 2019 include rent, the holding deposit, the security deposit, payments for tenant-requested changes to the tenancy, early termination of the tenancy requested by the tenant, replacement of lost keys or security devices, interest on late rent (where applicable), and payments for utilities, communication services, TV licence and Council Tax where payable under the tenancy agreement.

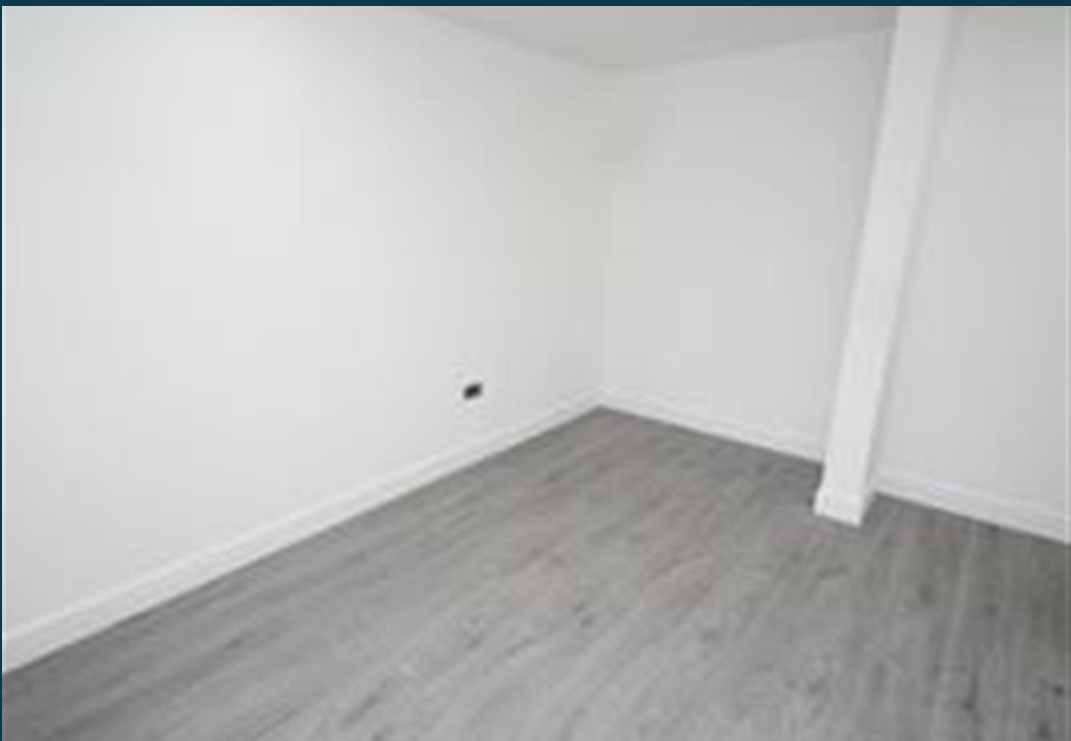
No other tenant fees apply.

Marriott Vernon is a member of Client Money Protect and The Property Redress Scheme.

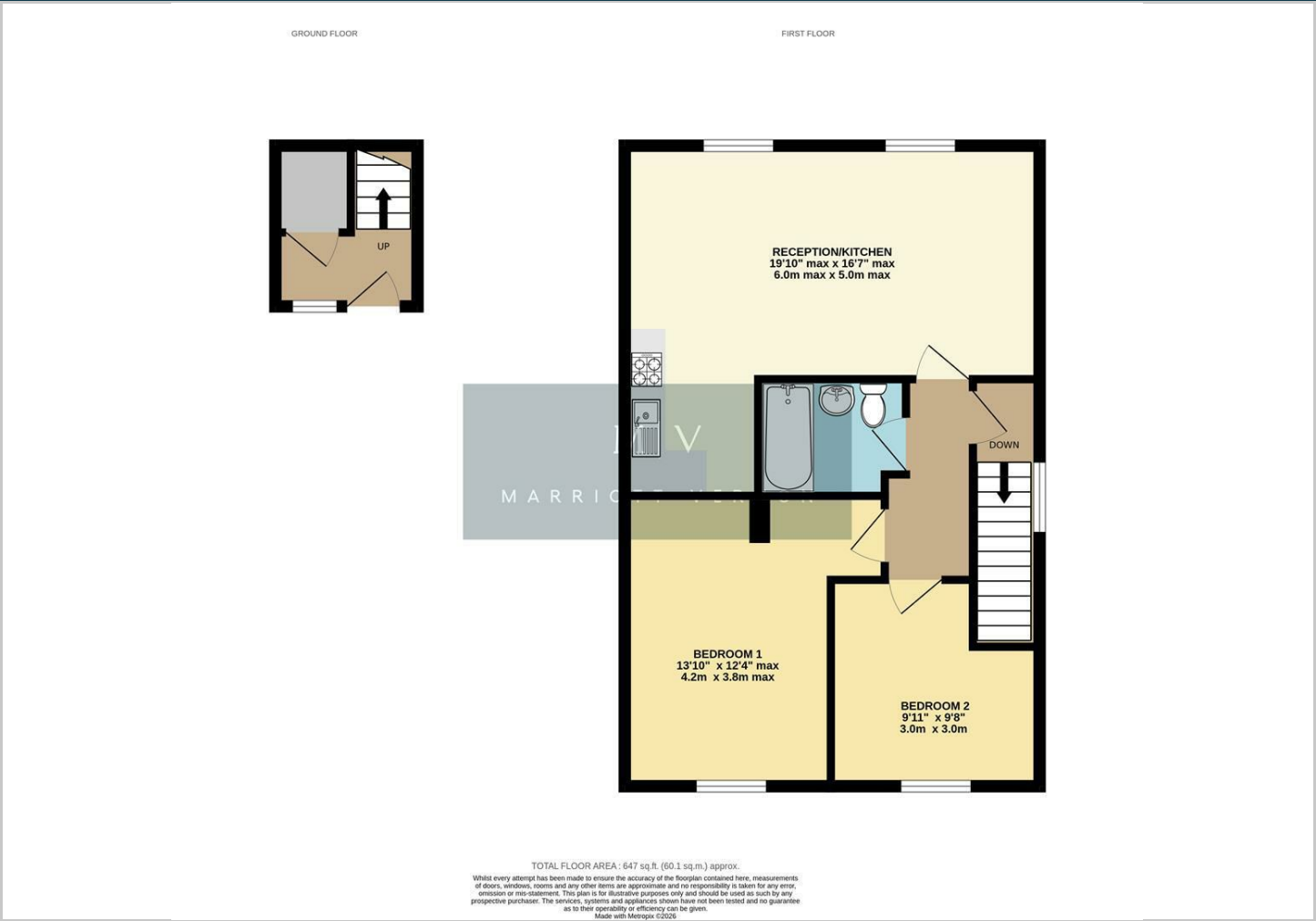
For further information, please visit our website www.marriottvernon.com

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Floor Plans



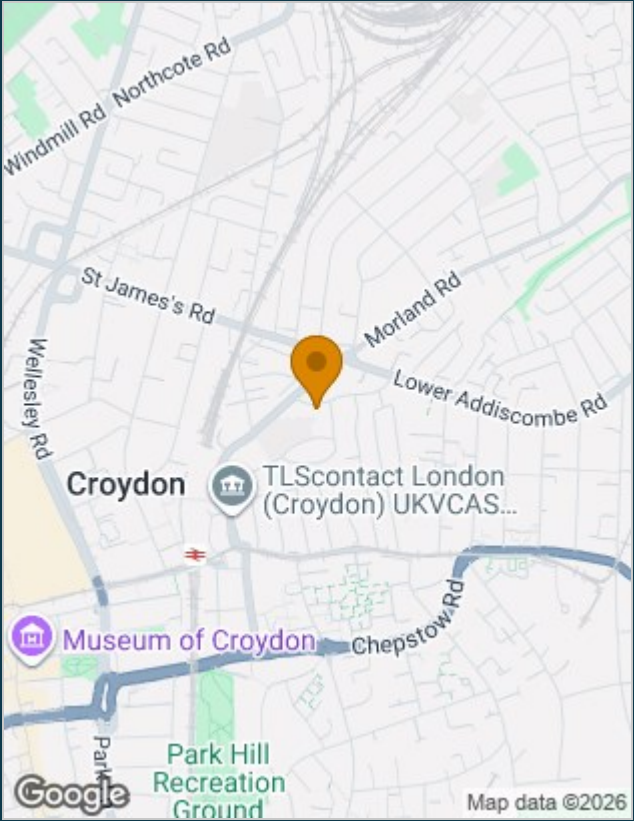
Viewing

Please contact our Marriott Vernon Estate Agents Office on 0208 657 7778 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Bank House, 111 South End, Croydon, CR0 1BJ
Tel: 0208 657 7778 Email: enquiries@marriottvernon.com www.marriottvernon.com

Location Map



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		